

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261380
Site Address:	28 Harcourt Drive, Earley, Wokingham, RG6 5TJ
Expiry Date:	24 August 2026
Site Visit Date:	9 July 2026
Proposal: Householder application for the proposed erection of a part single part two storey side / rear extension following demolition of the existing rear conservatory and detached outbuilding.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development C5 – Parking and electric vehicle charging DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

CONSULTATION RESPONSES

Internal
WBC Drainage – No objection

WBC Ecology – No comments received

External

Reading Borough Council – No comments received
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REPRESENTATIONS

Parish/Town Council	No objection
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Ward Member(s)	No comments received
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Neighbours	No comments received
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APPRAISAL

Description of Development:

This application seeks permission for the proposed erection of a part single, part two-storey side / rear extension following demolition of the existing conservatory and garage.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

For the proposed side element of the two-storey extension, guidance in the Borough Design Guide (BDG) states that “side extensions should be set back from the building by at least 1m, preferably with a lower roof line and should be set at least 1m from the plot boundary”. The proposed side extension is flush with the main building line at ground floor level but is set back from the building line by 1.15 metres at first floor level. The ridge height of the extension is set down approximately 0.35 metres from the ridgeline of the main roof, and the extension is set right on the boundary with the neighbouring property. Whilst the extension does not fully comply with guidance in the BDG, the submitted elevations demonstrate that the extension would appear as a subservient addition to the dwelling, and as such it is deemed that the side extension would have an appropriate impact upon the appearance of the host dwelling and wider character of the area.

The side extension is set right on the boundary at first floor level and this would introduce a clear potential terracing impact with the neighbouring semi-detached property. However, whilst this is contrary to the BDG it would not be so harmful as to

warrant refusal given there are other examples of first-floor side extensions set right on the boundary in the nearby vicinity e.g. nos. 27, 29, 31 & 32 Harcourt Drive.

The rear element of the proposed extension would extend 8.4 metres from the rear building line at ground floor level and 4.5 metres at first-floor level. In terms of separation, the extension is set right on the boundary with both neighbouring properties on either side. Whilst the proposed ground floor element extends far back from the main building line, the footprint of the ground floor extension is largely similar to that of the existing conservatory and garage. The rear gable projection is also set down approximately 1 metre from the ridgeline of the main roof, and this ensures that the main rear projection appears as a subservient addition to the property. Additionally, this element of the proposal is to the rear of the dwelling where it would not be particularly visibly from the public domain, and as such it is deemed that the rear element of the extension would have an acceptable impact upon the appearance of the host dwelling and the wider character of the area.

Neighbouring Amenity:

Potential Impacts Upon No. 30

The single storey element of the proposed rear extension will extend 4.5 metres from the main rear building line, but only 0.9 metres beyond the existing conservatory. This element is right on the boundary with no. 30, but given the single storey nature, and as no windows are proposed on the side elevation, there are no concerns relating to overlooking or loss of light. In terms of overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. Whilst the development is set right on the boundary, a maximum height of 2.9 metres shows compliance with this guidance relating to overbearing.

The first-floor element of the rear extension is set 4.4 metres from the boundary with no. 30, and the submitted proposed floor plans indicate that this element would comply with the 45-degree loss of light line as advocated for within the BDG and the British Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". As such, no concerns are raised on neighbouring amenity grounds relating to no. 30.

Potential Impacts Upon No. 26

The element that could be considered as the 'side' extension is largely aligned with the neighbouring property no. 26 and their driveway / parking space. As such, the side element is not considered to have any significant overlooking, overbearing or loss of light impacts.

The first-floor element of the rear extension which provides a new bedroom is aligned with the existing garage at no. 26, and as such it is not deemed that this element of the proposal would result in any significant overbearing or loss of light impacts. Additionally, it has been demonstrated on the submitted proposed floor plans that this element complies with the 45-degree loss of light line.

The single storey element may project 8.4 metres beyond the rear building line, but it is set on the footprint of the existing garage. As the single storey element projects no further than the existing garage, and as the maximum height of the single storey

element is the same as the garage, there are no concerns relating to overbearing or loss of light.

Residential Amenity Space:

The proposed works would not adversely impact upon the usability of the site's rear amenity space for current and future occupiers.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	17 August 2026
Earliest date for decision:	22 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	18/08/26

PLANNING CONSTRAINTS/STATUS**Affordable Housing Thresholds | Total count: 3**

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Earley

Mineral Safeguarding Areas | Total count: 1

#	Type	SubType
1	Sharp Sand and Gravel	River Terrace deposits

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	NO	YES

Water Network Watercourse Consultation Zone | Total count: 1

#	watercourseName	form
1	No data	inlandRiver

Risk of Flooding from Surface Water | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent
2	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	JP749	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	JQ750	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	JR749	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	JR750	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Great Crested Newt Impact Risk Zones - Minor | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	SSSI Impact Risk Zone Advice Hyperlink
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=473915,172259%20(IRZ%20polygon%20centre)

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Woodley-Earley Settled and Farmed Clay

Districts Consultation Zone | Total count: 1

#	NAME	DESCRIPTIO
1	Reading (B)	Unitary Authority

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Hillside Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Earley CP	0 m